

03 AUG 28 PM 3:35

NTC - 61879 TM



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ERIK NOBEL

2002 KIMBERLY

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 08/28/2003 2:35 P m

Vol M03 Pg 63676-77

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

ERIK NOBEL

2002 KIMBERLY

KLAMATH FALLS, OR 97603

Escrow No. MT61879-TM

WARRANTY DEED

ROGER R. CUMMINS, Grantor(s) hereby grant, bargain, sell, warrant and convey to ERIK NOBEL and AMY L. HATHAWAY, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

303433

3809-029DA-03400

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$75,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 27 day of August, 2003

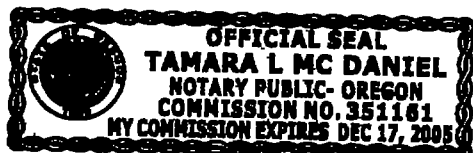
Roger R. Cummins
ROGER R. CUMMINS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 27, 2003 by ROGER CUMMINS.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lots 9, 10, and 12 and also that portion of the vacated alley contained within the following description, in Block 17 of HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon, being more particularly described as follows:

Beginning at a ½ inch iron pipe at the Northwest corner of Lot 12 at the intersection of Portland Street and Crescent Avenue; thence South 6° 17' East 97.00 feet, along the Easterly right of way line of Crescent Avenue, to a ½ inch iron rod; thence North 84° 00' 00" East 71.54 feet to a ½ inch iron rod; thence North 15° 40' 04" East 15.59 feet to a ½ inch iron rod; thence North 27° 47' 20" East 8.00 feet to a ½ inch iron rod on the line between Lots 9 and 10; thence North 22° 56' 03" East 77.40 feet to a 5/8 inch iron rod marking the Northwesterly corner of Lots 8 and 9, 10 feet to a ½ inch iron rod on the centerline of the vacated alley; thence Northeasterly along the centerline of said alley, said centerline being a 10 degree curve to the right, to its intersection with the Southerly right of way line of Portland Street; thence South 61° 42' West along the Southerly right of way line of Portland Street, to the place of beginning.

Account No.: 3809-029DA-03400-000

Key No.: 303433